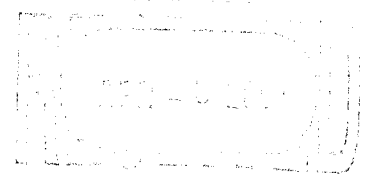


4-20-01
cmw

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION



ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

M

W-02064A WATER
MONTEZUMA ESTATES PROPERTY OWNERS ASSN.
P. O. BOX 592
RIMROCK AZ 86335-0000

ANNUAL REPORT

FOR YEAR ENDING

12	31	2000
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FOR COMMISSION USE

ANN 04 00

COMPANY INFORMATION

Company Name (Business Name) Montezuma Estates Property Owners Association

Mailing Address P.O. Box 592

(Street)

Rimrock

(City)

AZ

(State)

86335

(Zip)

(520) 567-1285

Telephone No. (Include Area Code)

(520) 567-1256

Fax No. (Include Area Code)

(520) 646-7628

Pager/Cell No. (Include Area Code)

Email Address _____

Local Office Mailing Address P.O. Box 592

(Street)

Rimrock

(City)

AZ

(State)

86335

(Zip)

(520) 567-1285

Local Office Telephone No. (Include Area Code)

(520) 567-1256

Fax No. (Include Area Code)

(520) 646-7628

Pager/Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Management Contact: Robin Matteo President

(Name)

(Title)

5925 Bentley Ct.

(Street)

Rimrock

(City)

AZ

(State)

86335

(Zip)

(520) 567-1285

Telephone No. (Include Area Code)

(520) 567-1256

Fax No. (Include Area Code)

(520) 646-7628

Pager/Cell No. (Include Area Code)

Email Address _____

On Site Manager: Bill Couch

(Name)

P.O. Box 601

(Street)

Rimrock

(City)

AZ

(State)

86335

(Zip)

(520) 567-4778

Telephone No. (Include Area Code)

Fax No. (Include Area Code)

Pager/Cell No. (Include Area Code)

Email Address _____

Statutory Agent: _____			
(Name)			
_____	_____	_____	_____
(Street)	(City)	(State)	(Zip)
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)	
Attorney: _____			
(Name)			
_____	_____	_____	_____
(Street)	(City)	(State)	(Zip)
Telephone No. (Include Area Code)	Fax No. (Include Area Code)	Pager/Cell No. (Include Area Code)	

OWNERSHIP INFORMATION

Check the following box that applies to your company:

- | | |
|---|---|
| <input type="checkbox"/> Sole Proprietor (S) | <input type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P) | <input type="checkbox"/> Subchapter S Corporation (Z) |
| <input type="checkbox"/> Bankruptcy (B) | <input checked="" type="checkbox"/> Association/Co op (A) |
| <input type="checkbox"/> Receivership (R) | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other (Describe) _____ | |

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- | | | |
|-------------------------------------|---|-----------------------------------|
| <input type="checkbox"/> APACHE | <input type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA | <input type="checkbox"/> GRAHAM | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ | <input type="checkbox"/> MARICOPA | <input type="checkbox"/> MOHAVE |
| <input type="checkbox"/> NAVAJO | <input type="checkbox"/> PIMA | <input type="checkbox"/> PINAL |
| <input type="checkbox"/> SANTA CRUZ | <input checked="" type="checkbox"/> YAVAPAI | <input type="checkbox"/> YUMA |
| <input type="checkbox"/> STATEWIDE | | |

COMPANY NAME Montezuma Estates Property Owners Association

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	0		
302	Franchises	0		
303	Land and Land Rights	500.00	0	500.00
304	Structures and Improvements	17,194.31	7,381.00	9,813.31
307	Wells and Springs	Unknown		
311	Pumping Equipment	2,028.00	852.00	1,176.00
320	Water Treatment Equipment	0		
330	Distribution Reservoirs and Standpipes	Unknown		
331	Transmission and Distribution Mains	Unknown		
333	Services	Unknown		
334	Meters and Meter Installations	Unknown		
335	Hydrants	0		
336	Backflow Prevention Devices	Unknown		
339	Other Plant and Misc. Equipment	8,755.44	3,241.00	5,514.44
340	Office Furniture and Equipment	0		
341	Transportation Equipment	0		
343	Tools, Shop and Garage Equipment	0		
344	Laboratory Equipment	0		
345	Power Operated Equipment	0		
346	Communication Equipment	0		
347	Miscellaneous Equipment	Unknown		
348	Other Tangible Plant	Unknown		
	TOTALS	28,477.75	11,474.00	17,003.75

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME Montezuma Estates Property Owners Association

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights	500.00	N/A	0
304	Structures and Improvements	17,194.31	4.75	817.00
307	Wells and Springs			
311	Pumping Equipment	2,028.00	17.50	355.00
320	Water Treatment Equipment			
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations			
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment	8,755.44	21.95	1,922.00
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	28,477.75		3,094.00

This amount goes on Comparative Statement of Income and Expense Acct. No. 403.

BALANCE SHEET

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 18,014	\$ 26,946
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	1,669	868
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 19,683	\$ 27,814
	FIXED ASSETS		
101	Utility Plant in Service	\$ 28,138	\$ 28,478
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant	8,380	11,474
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility		
	TOTAL FIXED ASSETS	\$ 19,758	\$ 17,004
	TOTAL ASSETS	\$ 39,441	\$ 44,818

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITIES		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits	80	240
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities	1,175	1,425
	TOTAL CURRENT LIABILITIES	\$ 1,255	\$ 1,665
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$	\$
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$	\$
	TOTAL LIABILITIES	\$ 1,255	\$ 1,665
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings	38,186	43,153
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$ 38,186	\$ 43,153
	TOTAL LIABILITIES AND CAPITAL	\$ 39,441	\$ 44,818

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 16,842	\$ 16,098
460	Unmetered Water Revenue		
474	Other Water Revenues	1,831	225
	TOTAL REVENUES	\$ 18,673	\$ 16,323
	OPERATING EXPENSES		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	1,606	2,254
618	Chemicals		
620	Repairs and Maintenance	155	8,733
621	Office Supplies and Expense	3,730	245
630	Outside Services	44,248	17,972
635	Water Testing		
641	Rents		
650	Transportation Expenses	364	
657	Insurance – General Liability		
659	Insurance - Health and Life		
666	Regulatory Commission Expense – Rate Case		
675	Miscellaneous Expense	11,071	6,865
403	Depreciation Expense	2,632	3,094
408	Taxes Other Than Income	596	705
408.11	Property Taxes	213	320
409	Income Tax		101
	TOTAL OPERATING EXPENSES	\$ 64,615	\$ 40,289
	OTHER INCOME/EXPENSE		
419	Interest and Dividend Income	\$ 271	\$ 298
421	Non-Utility Income	50,300	28,635
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/EXP	\$ 50,571	\$ 28,933
	NET INCOME/(LOSS)	\$ 4,629	\$ 4,967

COMPANY NAME

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number	Pump Horsepower	Pump Yield (Gpm)	Casing Size (inches)	Meter Size (inches)
55-621605	3	26	8"	2"
55-621604	7	88	12"	2"

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
N/A		

TOTAL GALLONS PUMPED (NOT SOLD) THIS YEAR (thous.) = _____

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
5 HP	30 gal per min		
5 HP	30 gal per min		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
10,000		2000	
10,000		2000	

STATISTICAL INFORMATION

Total number of customers 68

Total number of gallons sold 3,662,121 gallons

COMPANY NAME Montezuma Estates Property Owners Assn **YEAR ENDING 12/31/2000**

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2000 was: \$ 319.96

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

COMPANY NAME Montezuma Estates Property Owners Assn. **YEAR ENDING 12/31/2000**

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported	<u>198</u>
Estimated or Actual Federal Tax Liability	<u>59</u>
State Taxable Income Reported	<u>248</u>
Estimated or Actual State Tax Liability	<u>50</u>

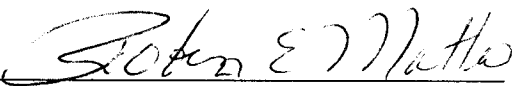
Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances	<u> </u>
Amount of Gross-Up Tax Collected	<u> </u>
Total Grossed-Up Contributions/Advances	<u> </u>

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.


SIGNATURE

4/10/01
DATE

Robin Matteo
PRINTED NAME

President
TITLE

COMPANY NAME Montezuma Estates Property Owners Assn **YEAR ENDING 12/31/2000**

WATER AND SEWER UTILITIES ONLY

PROPERTY TAXES

Indicate the amount of actual property taxes paid during this reporting period (Calendar Year 2000)

\$ 319.96

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled Checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain reasons below:

**VERIFICATION
AND
SWORN STATEMENT
Intrastate Revenues Only**

VERIFICATION

STATE OF Arizona

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME)	<u>Yavapai</u>
NAME (OWNER OR OFFICIAL) TITLE	<u>Robin Matteo, President</u>
COMPANY NAME	<u>Montezuma Estates Property Owners Association</u>

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA COPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
<u>12</u>	<u>31</u>	<u>2000</u>

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2000 WAS:

Arizona IntraState Gross Operating Revenues Only (\$)

\$ 16,323

**(THE AMOUNT IN BOX ABOVE
INCLUDES \$ 879.06**

IN SALES TAXES BILLED, OR COLLECTED

****REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 8th **DAY OF**

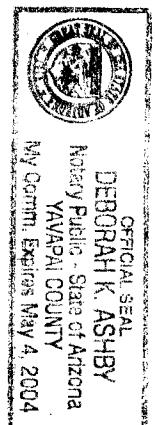
(SEAL)

MY COMMISSION EXPIRES May 4, 2004

Robin C Matteo
SIGNATURE OF OWNER OR OFFICIAL
(520) 567-1256
TELEPHONE NUMBER

COUNTY NAME	<u>Yavapai</u>
MONTH	<u>April</u>
	<u>2001</u>

Deborah K. Ashby
SIGNATURE OF NOTARY PUBLIC



**VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
INTRASTATE REVENUES ONLY**

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

(COUNTY NAME) <u>Yavapai</u>	
NAME (OWNER OR OFFICIAL) <u>Robin Matteo</u>	TITLE <u>President</u>
COMPANY NAME <u>Montezuma Estates Property Owners Association</u>	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
<u>12</u>	<u>31</u>	<u>2000</u>

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2000 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES

\$ 16,323

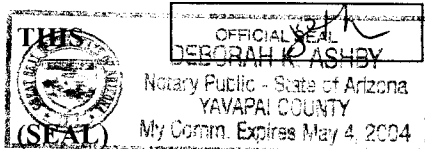
(THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 879.06
IN SALES TAXES BILLED, OR COLLECTED

***RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.**

X Robin E. Matteo
SIGNATURE OF OWNER OR OFFICIAL

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF



DAY OF

NOTARY PUBLIC NAME <u>Deborah K. Ashby</u>	
COUNTY NAME <u>Yavapai</u>	
MONTH <u>April</u>	<u>20 01</u>

MY COMMISSION EXPIRES

May 4, 2004

X Deborah K. Ashby
SIGNATURE OF NOTARY PUBLIC

1526

MONTEZUMA ESTATES
PROPERTY OWNERS ASSOC.

P.O. BOX 612
PHOENIX, AZ 85035

91-327 1075
1221

DATE October 24, 2000

PAY
TO THE
ORDER OF

Ross Jacob

\$ 319.96

Hand Remitted nine hundred and 96/100

DOLLARS

Web Page: www.montezumaaz.com
1501 Highway 104
Cottonwood, AZ 86305
www.montezumaaz.com

705-25-740 D 8

Amount

FOR 948-22-090 9/405-25-740 C 9

Larry A. Couch

100152E 122105278107193788751

00000031996

AFB TENC AZ 10312000
TRACER 2103 M1
1221-6527-8

0935401471

10302000 YANPAI CREDIT TO PAIR'S ACCT
11973 0004 EMBROIDERED GUARANTEED
20558264 BANK ONE, PHOENIX, AZ
101 00 30 1221-00024